

**June 25, 2019**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 25, 2019 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Howard called the meeting to order and asked Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. Member Sims, Member Taylor, and Member Culligan were not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic, Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director/Assistant City Manager Steve Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 11, 2019 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Ivy, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Lindsey, and Member McKissic. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda a Request for Waiver for 16.61+/- acres located at 1866 Pierce Road for Gloria Gillis Warr, owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, P.E., City Engineer/Public Works Director*

*Date: June 21, 2019*

*RE: 16.61+/- acres located at 1866 Pierce Road*

*The submitted Waiver request for 1866 Pierce Road does not meet the requirements of Article IV, Section 5 of the Subdivision Regulations as well as the minimum lot width requirements of the Zoning Ordinance for R-1 District.*

At this time Eddie Eubanks with Barrett-Simpson, Inc., a representative for the owner came forward and explained the reason for the request. Chairman Howard asked if there was a motion. Vice Chairman Davis made a motion to approve with the Waiver Request being attached to the minutes, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard,

Member Ivy, Member Lindsey, and Member McKissic. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Administrative Replat of 16.61+/- acres located at 1866 Pierce Road for Gloria Gillis Warr, owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, P.E., City Engineer/Public Works Director*

*Date: June 21, 2019*

*RE: Administrative Replat – 16.61+/- acres located at 1866 Pierce Road*

*The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations or the Zoning Ordinance based on a buildable lot requirement and minimum lot size. A Waiver request has been submitted by the owner for relief of these requirements.*

At this time, Chairman Howard asked if there was a motion. Member Ivy made a motion to approve, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was the Administrative Replat of 3.21+/- acres located at 5001 Riverchase Drive for Atchely Properties, LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, P.E., City Engineer/Public Works Director*

*Date: June 21, 2019*

*RE: Administrative Replat – 3.21+/- acres located at 5001 Riverchase Drive*

*The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.*

At this time, Chairman Howard asked if there was a motion. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. Nays: None. Abstain: None. Motion passed.

The ninth item on the agenda was the Approval of Final Plat for Ivy Creek Phase III located between Ivy Lane, Ivy Way, and Ivy Loop for Ivy Creek LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, P.E., City Engineer/Public Works Director*

*Date: June 21, 2019*

*RE: Final Plat – Ivy Creek Phase III, Ivy Creek, LLC., (Michael Bowden), owner  
The above referenced Final Plat has been reviewed by the Building, Utilities, Fire, and  
Engineering Departments and meets the minimum requirements of the Subdivision  
Regulations for approval.*

At this time, Chairman Howard asked if there was a motion. Member Bailey made a motion to approve, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. Nays: None. Abstain: None. Motion passed.

The tenth item on the agenda was Old Business. None.

The eleventh item on the agenda was New Business. None.

The twelfth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Bailey, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, July 9, 2019.

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Chairman - Pat Howard

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Vice Chairman – Jimmy Davis